

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT the City of Thousand Oaks (City), acting as the Lead Agency under the California Environmental Quality Act (CEQA), is circulating an Initial Study (IS) and Mitigated Negative Declaration (MND) with the intent to adopt the IS/MND for the following project:

- Project Name:** 1100 Rancho Conejo Life-Science Campus
- Project Numbers:** Development Permit (2022-70164),
Special Use Permit for Alcohol Sales (2022-70165),
Landscape Plan Check (2022-70166),
Protected Tree Permit (2022-70167)
Mitigated Negative Declaration (2022-70188)
- Project Location:** 1100 Rancho Conejo Boulevard in the City of Thousand Oaks, Ventura County, California.
APN: 667-0-100-235
- Project Area:** The project site is at the Northeast intersection of Rancho Conejo Boulevard and North Ventura Park Road within the Industrial Park (M-1) zone district with an Industrial land use designation.
- Project Applicant:** ARE-LA Region No. 7 Holding, LLC
- Lead Agency/Contact:** City of Thousand Oaks
Scott Kolwitz, Senior Planner
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skolwitz@toaks.org

Project Description: The proposed 1100 Rancho Conejo Life-Science Campus Project (Project) is located on an 18.99-acre privately owned parcel that includes three existing two-story buildings, totaling 167,475 square feet, used for office and lab space, a surface parking lot with a total of 596 parking spaces, landscaping (including 77 protected trees), emergency generators, and infrastructure improvements. The buildings have been unoccupied since 2017.

The applicant proposes to demolish all existing structures on the Project site and redevelop the site with four one- and two-story buildings totaling 351,164 square feet (a net increase of 183,689 square feet) consisting of approximately 40% office and 60% lab uses and common areas for employees, and a 5,300-square-foot restaurant and lounge open to the public. The buildings are targeting a Leadership in Energy and Environmental Design (LEED) Silver certification. Additional improvements include loading areas a surface parking lot with a total of 854 parking spaces, landscaping, lighting, emergency

generators, and infrastructure improvements. Access to the site is proposed from Rancho Conejo Boulevard and Ventu Park Road.

Of the 77 protected trees located on site, 13 are to be protected in place, 10 are to be relocated on site, and 54 are proposed to be removed and replaced at a 3:1 ratio. The applicant estimates a net 39,000 cubic yards of fill grading will be required (cut: 26,000 cubic yards; fill: 65,000 cubic yards). Project construction activities are anticipated to take approximately 36 months.

Employees would have access to the site 24 hours a day, 365 days a year. The public would have access to the restaurant and lounge only, from 7:00 a.m. to 11:30 p.m. Monday through Sunday. The Project includes a request to sell alcohol consistent with the Department of Alcohol Beverage Control License Type 48, which authorizes the sale of beer, wine, and distilled spirits provided the operator maintains a bona fide eating place.

Approximately 2,250 employees would work on the campus, but not all at the same time. Special events with 100 or fewer people are expected to occur on the campus as frequently as weekly and during the hours of 7:00 a.m. and 9:00 p.m.

Environmental Effects: The IS/MND includes a comprehensive evaluation of the potential impacts for this project in accordance with the CEQA Guidelines and describes potentially significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, utilities and service systems, wildfire, and mandatory findings of significance. Mitigation measures have been defined to reduce impacts to less than significant levels and are to be included in a Mitigation Monitoring and Reporting Plan. All other resource areas found to have no impact or to be less than significant are also described in the IS/MND.

Public Review Period: The IS/MND will be circulated for 30-days for public review. Comments on the MND must be received between Tuesday, September 6, 2022 and Thursday, October 6, 2022. Written comments must be submitted by **5:00p.m. on October 6, 2022** to: Scott Kolwitz at the City of Thousand Oaks, Community Development Department, 2100 East Thousand Oaks Boulevard, Thousand Oaks, CA 91362, or email comments to skolwitz@toaks.org.

Availability of Environmental Documentation: The IS/MND may be viewed on the web at: <https://www.toaks.org/departments/community-development/planning/environmental-impact>

Printed copies of the Mitigated Negative Declaration will be available at the City of Thousand Oaks Offices located at 2100 East Thousand Oaks Blvd, Thousand Oaks, California 91362.

Public Hearing: The date, time, and place of a future public hearings will be appropriately notified per City and CEQA requirements.

Signature: 

Scott Kolwitz
Senior Planner

Publication Date: September 6, 2022